



# Dakota County

## Physical Development Committee of the Whole Agenda

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Tuesday, December 2, 2025

1:00 PM

Conference Room 3A, Administration  
Center, Hastings

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If you wish to speak to an agenda item or an item not on the agenda, please notify the Clerk to the Board via email at [CountyAdmin@co.dakota.mn.us](mailto:CountyAdmin@co.dakota.mn.us)  
Commissioners may participate in the meeting by interactive technology.

### 1. Call to Order and Roll Call

Note: Any action taken by this Committee of the Whole constitutes a recommendation to the County Board.

### 2. Audience

Anyone in the audience wishing to address the Committee on an item not on the Agenda or an item on the Consent Agenda may send comments to [CountyAdmin@co.dakota.mn.us](mailto:CountyAdmin@co.dakota.mn.us) and instructions will be given to participate during the meeting. Verbal comments are limited to five minutes.

### 3. Approval of Agenda (Additions/Corrections/Deletions)

#### 3.1 Approval of Agenda (Additions/Corrections/Deletions)

### 4. Consent Agenda

#### 4.1 Approval Of Minutes Of Meeting Held On November 6, 2025

### 5. Regular Agenda

#### 5.1 *Physical Development Administration* - Approval Of 2026 Planning Commission Work Plan

#### 5.2 *Parks* - Approval Of Right Of Way Acquisition And Authorization To Initiate Quick-Take Condemnation For Regional Trail Easement For Veterans Memorial Greenway In Cities Of Eagan And Inver Grove Heights, County Project P00147

#### 5.3 *Transportation* - Update And Direction On County State Aid Highway 54 Expansion In Ravenna Township, County Project 54-011

### 6. Physical Development Director's Report

7. Future Agenda Items

8. Adjournment

8.1 Adjournment

For more information please call 952-891-7000.

Physical Development agendas are available online at

<https://www.co.dakota.mn.us/Government/BoardMeetings/Pages/default.aspx>

Public Comment can be sent to [CountyAdmin@co.dakota.mn.us](mailto:CountyAdmin@co.dakota.mn.us)



# Physical Development Committee of the Whole

## Request for Board Action

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**Item Number:** DC-5103

**Agenda #:** 3.1

**Meeting Date:** 12/2/2025

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Approval of Agenda (Additions/Corrections/Deletions)



# Physical Development Committee of the Whole

## Request for Board Action

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**Item Number:** DC-5104

**Agenda #:** 4.1

**Meeting Date:** 12/2/2025

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Approval Of Minutes Of Meeting Held On November 6, 2025





# **Dakota County**

## **Physical Development Committee of the Whole**

### **Minutes**

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**Thursday, November 6, 2025**

**9:00 AM**

**Conference Room 3A, Administration  
Center, Hastings**

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#### **1. Call to Order and Roll Call**

The meeting was called to order at 9:00 a.m. by Commissioner Holberg.

##### **Present**

Commissioner Mike Slavik  
Commissioner Joe Atkins  
Commissioner Laurie Halverson  
Commissioner William Droste  
Commissioner Liz Workman  
Chairperson Mary Liz Holberg  
Commissioner Mary Hamann-Roland

Also in attendance were Heidi Welsch, County Manager; Tom Donely, First Assistant County Attorney; Georg Fischer, Physical Development Division Director; Liz Hansen, Administrative Coordinator.

Commissioner Atkins attended the meeting remotely via interactive technology.

The audio recording of this meeting is available upon request.

#### **2. Audience**

Commissioner Holberg asked if there was anyone in the audience that wished to address the Physical Development Committee of the Whole on an item not on the agenda or an item on the consent agenda. No one came forward and no comments were submitted to CountyAdmin@co.dakota.mn.us.

#### **3. Approval of Agenda (Additions/Corrections/Deletions)**

##### **3.1 Approval of Agenda (Additions/Corrections/Deletions)**

Motion: Mary Hamann-Roland

Second: William Droste

Ayes: 7

#### **4. Consent Agenda**

##### **4.1 Approval Of Minutes Of Meeting Held On October 14, 2025**

Motion: Laurie Halverson

Second: Mary Hamann-Roland

Ayes: 7

## **5. Regular Agenda**

### **5.1 Update On PowerOn Midwest Transmission Line Project**

Randy Fordice, Manager, Transmission Communications and Public Affairs, and Erick Simonson, Community Relations Manager from Xcel Energy, discussed the "Power on Midwest" electric transmission proposal, which aims to build high-voltage lines connecting South Dakota and Wisconsin.

Key points include:

- Improved Electric Reliability: Enhancing grid stability.
- Economic Advantages: Job creation and regional growth.
- Future Growth: Supporting increased energy demand.

The plan features a 765 kV backbone line and additional 345 kV lines, with an expected return of \$1.60 to \$3.10 for each dollar invested. The project will impact the Hampton Substation in Dakota County. The regulatory process will include filing a certificate of need and hosting public hearings, along with open houses and virtual sessions for planned community engagement. Two open houses are scheduled in Goodhue County, in Zumbrota on November 13, and in Cannon Falls on November 14.

Information only; no action requested.

### **5.2 Authorization To Award Bid And Execute Contract With Ebert Inc. To Provide General Contractor Services For Recycling Zone Plus Project**

Motion: Mary Hamann-Roland

Second: Mike Slavik

Georg Fischer, Physical Development Director, and Jay Biedny, Capital Project Manager, discussed the Recycling Zone Plus construction bid results. The project received eight bids, six of which were below the engineer's estimate, with the lowest bid at \$12.736M. The bid was \$12.93M with additional photovoltaic capacity.

Staff recommended, and the Commissioners approved the inclusion of all the alternates to the bid. This includes a precast garage (\$580K) that meets the City of Lakeville's building requirements, and an additional 67kW of photovoltaic capacity (\$194K) to maximize the roof space and production. The additional photovoltaics have an estimated return-on-investment period of 17 years, well below the expected 24-year life expectancy of the product.

Scott County will contribute to both capital and operational costs. The project is \$2.88M less than the 2023 budget, resulting in Dakota County's share being reduced to \$9.7M.

The commissioners expressed their support for the project, highlighting the importance of the partnership with Scott County and the need for efficient infrastructure. Leslie Vermillion, County Manager for Scott County, also spoke in favor of the project.

WHEREAS, the Facilities Capital Improvement Program (CIP) Adopted Budget authorized the Recycling Zone Plus project; and

WHEREAS, the Recycling Zone Plus facility will be a 19,765-square-foot facility providing space for the sorting of reuse products from household hazardous waste, sorting by hazard categories, packing, bulking, weighing, and safe storage of hazardous waste. After check-in, patrons will have the option to drop off scrap metal, paper/cardboard, and tires themselves and then either exit the site or proceed to a covered drop-off area where staff will receive materials, including batteries, oil, paints, fluorescent lamps, and other household chemicals and products; and

WHEREAS, Dakota County's and Scott County's existing household hazardous waste and recycling centers are insufficient to meet current and future needs. The two facilities properly manage almost seven million pounds of material per year from over 80,000 participants. Dakota County's facility already handles four times the capacity it was designed to accommodate, and Scott County's program growth is projected to be 325 percent by 2030; and

WHEREAS, a presentation of the schematic design work was shared for approval at the November 21, 2023, Physical Development Committee of the Whole Meeting; and

WHEREAS, bid documents and specifications were prepared by LHB and advertised on September 25, 2025; and

WHEREAS, bid documents were prepared by LHB, which included strategic alternates to provide options to the County Board for consideration; and

WHEREAS, eight competitive bids were received on October 16, 2025; and

WHEREAS, Ebert Inc. dba Ebert Companies, with a business address of 23350 Co Rd 10, Loretto, MN 55357, has submitted a bid of \$12,930,000 for the base bid, including Alternates No. 1, 3, 4a, 4b, and 4c; and

WHEREAS, staff and LHB reviewed the qualifications of the bidder and recommend award to Ebert Inc. as the lowest responsive and responsible bidder, in an amount not to exceed \$12,156,000, including Alternates No. 3, 4a, and 4b for the Recycling Zone Plus project; and

WHEREAS, funding for the project is within the approved CIP Adopted Budget total of \$24,000,000.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby authorizes the Facilities Management Director to execute a contract with Ebert Inc., 23350 Co Rd 10, Loretto, MN 55357, in an amount not to exceed \$12,156,000, for the Recycling Zone Plus project, subject to approval by the County Attorney's office as to form; and

BE IT FURTHER RESOLVED, That the Dakota County of Commissioners hereby award the bid and authorizes the Facilities Director to execute a contract with Ebert Corp for \$580,000, to construct a garage at the Recycling Zone Plus Facility (Alternate No. 4c); and

BE IT FURTHER RESOLVED, That the Dakota County of Commissioners hereby award the bid and authorizes the Facilities Director to execute a contract with Ebert Corp for \$194,000, to install additional photovoltaic capacity at the Recycling Zone Plus Facility (Alternate No. 1).

This item was approved and recommended for action by the Board of Commissioners on 11/18/2025.

Ayes: 7

**5.3** Approval Of Schematic Design For Mississippi River Landing Use Area And Access In Spring Lake Park Reserve

Motion: Mike Slavik

Second: Laurie Halverson

Jay Biedny, Capital Project Manager, and Yao Xiao, Senior Project Manager, presented the schematic design for the Mississippi River Landing Use Area and Access project, emphasizing its cultural and environmental value. The project will feature trails, parking, a potential pavilion, and kayak storage, with a total budget of \$4.6 million-\$3 million for construction and \$1.6 million for soft costs. Funding includes \$1.2 million from state appropriations and various grants. Concerns were raised about eliminating access for local waterfowl hunters who have historically used the space and maintenance of the space due to flooding. Completion is expected by July 2027, with construction starting in late summer 2026.

WHEREAS, by Resolution No. 21-313 (June 22, 2021), the Dakota County Board of Commissioners adopted the Spring Lake Park Reserve (SLPR) Masterplan, which outlines the development of the Mississippi River Landing Use Area and Access (MRLUA&A) project; and

WHEREAS, by Resolution No. 23-309 (July 18, 2023), the 2024 Parks Capital Improvement Program (CIP) Adopted Budget includes a project to design and construct the MRLUA&A project; and

WHEREAS, by Resolution No. 25-337 (July 8, 2025), SRF Consulting Group is selected to provide professional design for the project; and

WHEREAS, staff reviewed the initial concept with tribal partners virtually on September 2, 2025; and

WHEREAS, a public open house was held in person on September 30, 2025, and project materials were made available online for public comments; and

WHEREAS, schematic design was developed, incorporating the result of wetland delineation and archaeological shovel testing; and

WHEREAS, staff recommends that the County Board approve the schematic design for the MRLUA&A as presented by County staff on July 22, 2025.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby approves the schematic design for the Mississippi River Landing Use Area and Access project as presented at the Physical Development Committee of the Whole on November 6, 2025.

This item was approved and recommended for action by the Board of Commissioners on 11/18/2025.

Ayes: 7

#### **5.4 Update On 2025 Greenway Capital Improvement Construction Projects**

Tony Wotzka, the Greenways Manager, provided an update on the construction projects for the greenway system completed and/or scheduled for 2025. He highlighted significant enhancements to parks and greenways. The system currently spans over 5,500 acres and includes 57 miles of greenways, which will expand to 60 miles later this year.

Key projects include the North Creek Greenway, Minnesota River Greenway, River to River Greenway, Vermillion River Greenway, Veterans Memorial Greenway, and Lebanon Hills Greenway. These projects feature the addition of new bridges, tunnels, and safety enhancements, specifically two tunnels, six bridges, and three safety measures. Although the River to River Greenway experienced delays due to flooding, it is making progress toward completion. Meanwhile, the North Creek Greenway has secured \$600,000 for upgrades.

Typical annual maintenance (staff and materials) for each mile of greenway is estimated at about \$4,000.

Information only; no action requested.

### **6. Physical Development Director's Report**

Georg Fischer, Physical Development Director, provided the committee with a written update.

Additionally, the following topics were discussed:

- Staff's continued monitoring of the government shutdown's impact on transportation

funding.

- Facilities Management working with the Open-Door Food Pantry to potentially distribute food from the Northern Servicer Center.
- Annual pumpkin recycling program extension in partnership with cities.
- Project 35/50 is Lakeville's top bonding priority, with positive discussions on effective communication during a house visit.

## 7. Future Agenda Items

Chair, Commissioner Mary Liz Holberg, asked the Committee if anyone had a topic they would like to hear more about at an upcoming Physical Development Committee of the Whole. No Commissioners requested topics for future meetings at this time.

## 8. Adjournment

### 8.1 Adjournment

Motion: William Droste

Second: Liz Workman

On a motion by Commissioner William Droste, seconded by Commissioner Liz Workman, the meeting was adjourned at 10:42 a.m.

Ayes: 6

Commissioner Slavik, Commissioner Atkins, Commissioner Droste, Commissioner Workman, Chairperson Holberg, and Commissioner Hamann-Roland

Excused: 1

Commissioner Halverson

Respectfully submitted,  
Liz Hansen  
Administrative Coordinator



# Physical Development Committee of the Whole

## Request for Board Action

Item Number: DC-4997

Agenda #: 5.1

Meeting Date: 12/2/2025

**DEPARTMENT:** Physical Development Administration

**FILE TYPE:** Regular Action

### TITLE

**Approval Of 2026 Planning Commission Work Plan**

### PURPOSE/ACTION REQUESTED

Approve the Planning Commission Work Plan for 2026.

### SUMMARY

Dakota County Ordinance No. 118 establishes the powers and duties of the Planning Commission to make recommendations on plans, policies, and programs as directed by the County board. County Policy No. 1015 provides direction regarding citizen advisory committees and states that the Planning Commission is required to consult annually with the County Board to seek concurrence regarding the topics they will study or on which they will advise the County Board. The County Board has identified the following topics for 2026 (Attachment: Draft 2026 Planning Commission Work Plan):

#### Plans and studies in progress in 2025

- Mississippi River Greenway Long-Range Plan
- Parks Natural System Plan
- Parks Greenway Plan Update
- Spring Lake Park Reserve Cultural Landscape Management Plan

#### New plans and studies for 2026

- 2050 Comprehensive Plan Update
- Parks Visitor Services Plan Update

It is anticipated that the Planning Commission will need to meet approximately six times in 2026 to fulfill their advisory responsibilities, meeting every other month throughout the year.

### RECOMMENDATION

Approve the Planning Commission Work Plan for 2026.

### EXPLANATION OF FISCAL/FTE IMPACTS

None.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> None                | <input type="checkbox"/> Current budget | <input checked="" type="checkbox"/> Other     |
| <input type="checkbox"/> Amendment Requested |   | <input type="checkbox"/> New FTE(s) requested |

Holding three to four fewer Planning Commission meetings in 2026 will save the County approximately \$1,200 - \$1,600 in typical annual per diem expenditures.

## **RESOLUTION**

WHEREAS, Dakota County Ordinance No. 118 establishes the powers and duties of the Planning Commission to make recommendations on plans, policies, and programs, as directed by the County Board; and

WHEREAS, County Policy No. 1015 provides direction regarding citizen advisory committees and states that the Planning Commission is required to consult annually with the County Board to seek concurrence regarding the topics they will study or on which they will advise the County Board; and

WHEREAS, the County Board has identified topics for 2026, including the preparation of plans for natural resources, parks, greenways, and transportation; and

WHEREAS, the Planning Commission's 2026 Work Plan is consistent with County Board projects.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby approves the Planning Commission's 2026 Work Plan as presented to the Physical Development Committee of the Whole on December 2, 2025.

## **PREVIOUS BOARD ACTION**

None.

## **ATTACHMENTS**

Attachment: Draft 2026 Planning Commission Work Plan

Attachment: Presentation Slides

## **BOARD GOALS**

- ☐ Thriving People      ☐ A Healthy Environment with Quality Natural Resources  
☐ A Successful Place for Business and Jobs      ☒ Excellence in Public Service

## **CONTACT**

Department Head: Erin Stwora

Author: Kurt Chatfield



## Draft Planning Commission 2026 Work Plan

Board Goal	Committee's Goal for 2026	Project/Activity	Outcome Measure	Timeline
A Healthy Environment with Quality Natural Areas  Thriving People	Mississippi River Greenway Long Range Plan	Update plan in coordination with "Mississippi River Interpretive Plan" and "Connecting People to the River Plan"	Recommendation to PDC	Q1-Q2
A Healthy Environment with Quality Natural Areas	Park Natural System Plan Update	Monitor progress on natural resource restoration and modify as needed	Recommendation to PDC	Q1-Q4
Excellence in Public Service  Thriving People	Park Visitor Services Plan Update	Monitor progress on visitor services programs and modify as needed	Recommendation to PDC	Q1-Q4
Excellence in Public Service  Thriving People  A Healthy Environment with Quality Natural Resources	Park Greenway System Plan Update	Monitor progress on greenways and modify as needed	Recommendation to PDC	Q1-Q4
A Healthy Environment with Quality Natural Areas  Thriving People	Spring Lake Park Reserve Cultural Landscape Management Plan	Review plan to protect and manage cultural resources	Recommendation to PDC	Q1-Q4
Excellence in Public Service  Thriving People  A Successful Place for Business and Jobs  A Healthy Environment with Quality Natural Resources	2050 Comprehensive Plan Update	Begin research and public engagement phase of plan update	Recommendation to PDC	Q1-Q4*

\* Indicates that project will extend into 2027 work plan.



## Draft 2026 Planning Commission Workplan

Presented to the Physical Development Committee  
December 2, 2025

1

### Draft 2026 Workplan



#### **Plans in progress**

- Mississippi River Greenway Long-Range Plan
- Parks Natural System Plan - update
- Parks Greenway System Plan - update
- Spring Lake Park Reserve Cultural Landscape Management Plan

2

## Draft 2026 Workplan



### New Plans

- Parks Visitor Services Plan - update
- Dakota County Comprehensive Plan

3

## Other Plans and Committees



### Other Plans

- Public Art Blueprint – Public Arts Advisory Committee
- Parks ADA Transition Plan – ADA Advisory Committee

\* No longer proposing to bring individual park natural resource management plans to Planning Commission due to technical nature of these plans

4

## Planning Commission Meetings



- Held six meetings in 2025
- Anticipating six meetings in 2026, every other month

5

## Draft 2026 Work Plan



Thank you!

Questions?



6



# Physical Development Committee of the Whole

## Request for Board Action

Item Number: DC-5032

Agenda #: 5.2

Meeting Date: 12/2/2025

**DEPARTMENT:** Parks

**FILE TYPE:** Regular Action

### **TITLE**

**Approval Of Right Of Way Acquisition And Authorization To Initiate Quick-Take Condemnation For Regional Trail Easement For Veterans Memorial Greenway In Cities Of Eagan And Inver Grove Heights, County Project P00147**

### **PURPOSE/ACTION REQUESTED**

Approve right of way acquisition and authorize quick-take condemnation for County Project (CP) P00147.

### **SUMMARY**

Dakota County is proceeding with the Veterans Memorial Greenway County Project P00147 to construct approximately five miles of shared-use regional trail, including a new bridge over Trunk Highway 3. Phase II of this project, with construction planned for 2026, is approximately two miles long and is being funded in part through federal funds, which require the timely acquisition of right of way easements for the authorization of project bidding.

County Project P00147 requires the acquisition of permanent regional trail easements and temporary construction easements over private property to accommodate trail construction and associated grading, restoration, and retaining wall construction. The Dakota County Board of Commissioners previously authorized acquisition through direct negotiation with four parcels by Resolution No. 24-594 (December 3, 2024). Easement acquisitions from the Cities of Eagan and Inver Grove Heights for trail construction and maintenance on city property were also necessary.

Since that time, updated survey and final design have modified the easement areas, and negotiations with property owners have continued. Easement acquisitions on city parcels have been successfully concluded. Acquisition of easements from Parcel 6 (Church of St. Thomas Becket) has also been successfully negotiated and concluded. Staff and the design team have also evaluated alternative alignments that parallel Atlantic Hills Drive and provided an update to the County Board at the October 21, 2025, Physical Development Committee of the Whole meeting. Staff has shared these alternatives with the owners of Parcels 3, 4, and 5. Further negotiations have not resulted in settlements for acquisition on Parcels 3, 4, and 5. These three parcels are the last remaining acquisition needs for the project to move forward. Therefore, to maintain the project schedule and comply with federal funding timelines, it is necessary to proceed with acquisition by initiating quick-take condemnation.

### **RECOMMENDATION**

Staff recommends approval of right of way acquisition and authorization of condemnation for the right

of way necessary for CP P00147.

**EXPLANATION OF FISCAL/FTE IMPACTS**

The project has \$5,000,000 in secured State Bonding from the 2020 legislative session, \$5,000,000 in State Bonding from the 2023 legislative session, \$4,995,000 in Federal Congressional Directed funds, and \$1,000,000 federal appropriation for the Highway 3 grade-separated bridge. Successful completion of this project relies upon the \$5,995,000 Federal Congressionally Directed Spending allocation, which has an expiration date of September 30, 2026. The state bonding awards, and federal appropriations included language that the funds will be used for the acquisition of land and right of way, design, engineering, and construction for the Veterans Memorial Greenway, including pedestrian safety-related improvements, memorials, a community gathering space, and a new trail connection between Lebanon Hills Regional Park and the Mississippi River Greenway.

☐ None      ☒ Current budget      ☐ Other  
☐ Amendment Requested      ☐ New FTE(s) requested

**RESOLUTION**

WHEREAS, by Resolution No. 08-162 (April 4, 2008), the Dakota County Board adopted the Dakota County Park System Plan that establishes a vision for a 200-mile network of connected greenway trails to provide safe and efficient multi-modal transportation across the region, along with high-quality recreational and educational opportunities which harmonize with natural resource preservation; and

WHEREAS, as part of this vision, by Resolution No. 17-493 (September 26, 2017), the Dakota County Board of Commissioners approved the Rich Valley Regional Greenway Master Plan, now known as the Veterans Memorial Greenway Master Plan, to honor Dakota County's more than 25,000 veterans; and

WHEREAS, consistent with the above-stated policies, Dakota County is proceeding with the Veterans Memorial Greenway County Project (CP) P00147, to construct approximately five miles of regional trail, including interpretive nodes placed along the trail that honor and recognize the sacrifice made by veterans and provide a place for healing and sharing their stories through interpretative elements; and

WHEREAS, Dakota County is the lead agency for design, construction administration, and right of way acquisition for the Project; and

WHEREAS, construction is proposed to begin in 2026, and the project is being partially funded with federal funds, which require the timely acquisition of right of way for the authorization of project bidding; and

WHEREAS, the County Board previously authorized acquisition of right of way for Parcels 3, 4, and 5 through direct negotiation by Resolution No. 24-594 (December 3, 2024); and

WHEREAS, negotiations have not resulted in acquisition agreements for Parcels 3, 4, and 5; and

WHEREAS, in order to maintain the project schedule and comply with funding requirements, Dakota County must proceed with quick-take condemnation to acquire the required easements.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby authorizes the County Attorney's Office to initiate quick-take condemnation of the following parcels:

20-58500-04-070 - Jacquelynne and Scott Baker - Parcel 3

A permanent easement for greenway purposes over, under, and across the north 60.27 feet of Lot 16, Block 1, Lakeside Estates, according to the recorded plat thereof, Dakota County, Minnesota.

Said greenway easement contains approximately 6,026 square feet.

10-44300-01-170 - Robert Snyder - Parcel 4

A temporary easement for greenway purposes over, under, and across the south 15.00 feet of the north 75.27 feet of Lot 17, Block 1, Lakeside Estates, according to the recorded plat thereof, Dakota County, Minnesota.

A permanent easement for greenway purposes over, under, and across the north 60.27 feet of Lot 17, Block 1, Lakeside Estates, according to the recorded plat thereof, Dakota County, Minnesota.

Said temporary easement contains approximately 1,506 square feet.

Said greenway easement contains approximately 6,054 square feet.

10-44300-01-180 - Nicole Medin - Parcel 5

A temporary easement for greenway purposes over, under, and across the south 15.00 feet of the north 75.27 feet of Lot 18, Block 1, Lakeside Estates, according to the recorded plat thereof, Dakota County, Minnesota.

A permanent easement for greenway purposes over, under, and across the north 60.27 feet of Lot 18, Block 1, Lakeside Estates, according to the recorded plat thereof, Dakota County, Minnesota.

Said temporary easement contains approximately 1,501 square feet.

Said greenway easement contains approximately 6,023 square feet.

## PREVIOUS BOARD ACTION

20-430; 9/1/20

22-376; 9/6/22

22-567; 12/13/22

24-594; 12/3/24

## ATTACHMENTS

Attachment: Project Location Map

Attachment: Presentation Slides

## BOARD GOALS

- ☒ Thriving People      ☒ A Healthy Environment with Quality Natural Resources  
☐ A Successful Place for Business and Jobs      ☐ Excellence in Public Service

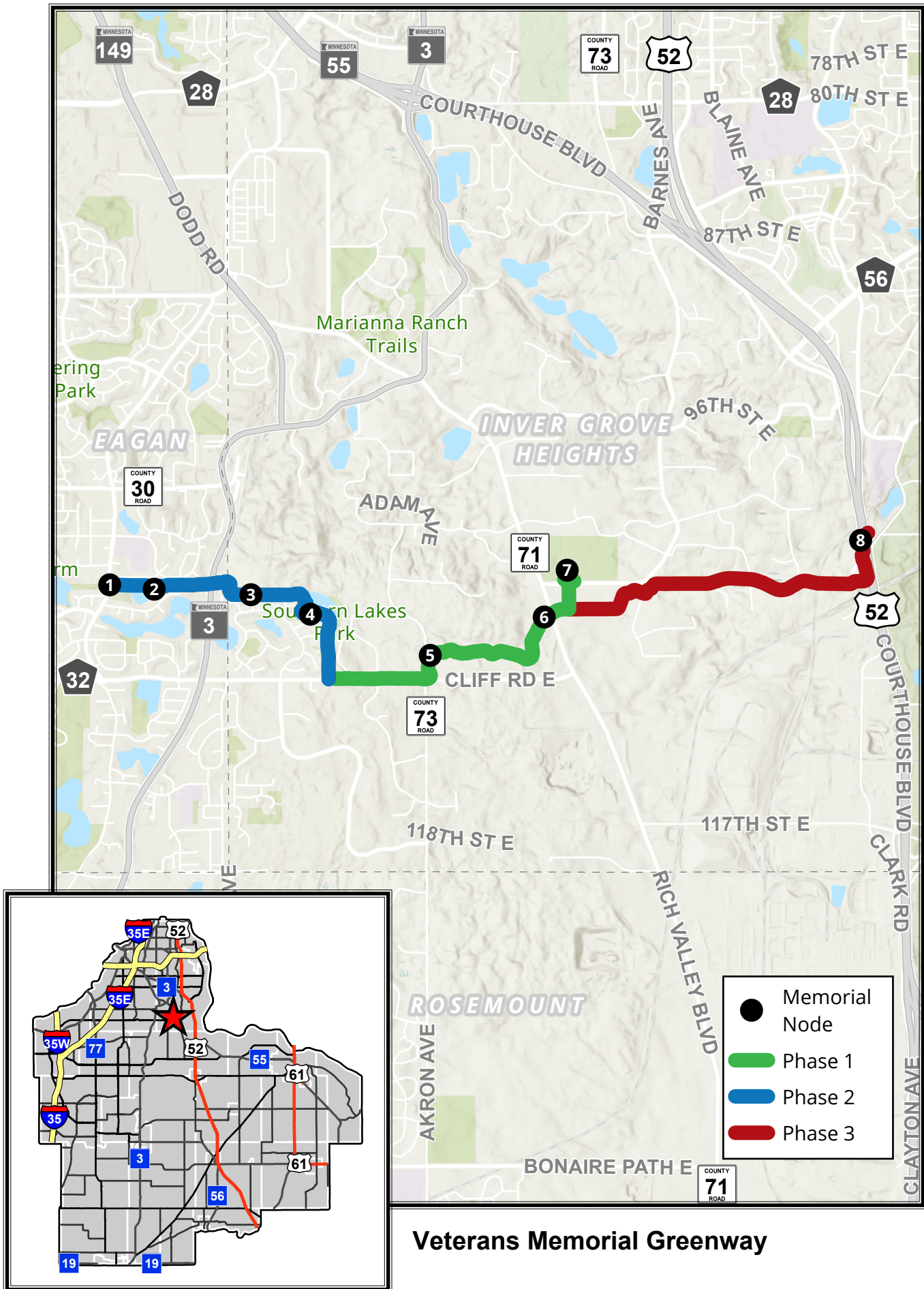
## CONTACT

Department Head: Niki Geisler

Author: Tony Wotzka



## Attachment: Project Location Map





# Veterans Memorial Greenway Phase II Right of Way

**Physical Development Committee**  
December 2, 2025

Eddie Buell, Real Estate Supervisor

Tony Wotzka, County Greenways Manager

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## Phase II – Easements & Agreements

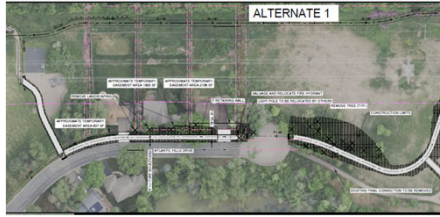


- Regional Trail Easement
- Construction Agreement or Permit

2



## Alternate 1 – Shared with Owners



### Design Details

- 10' trail, 5' turf boulevard, back of trail on existing ROW line

### Property Rights Impact

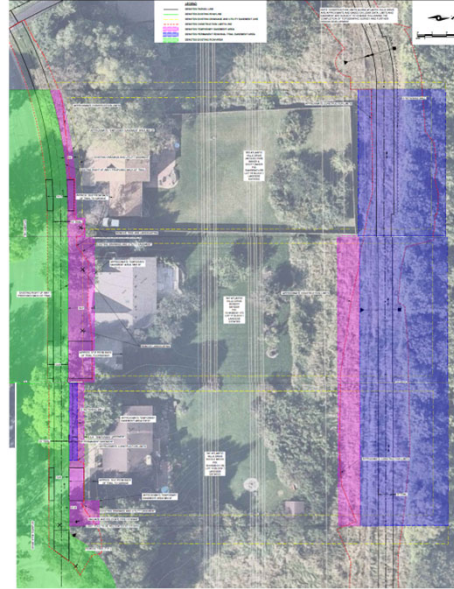
- Taking TE from a current usable yard space that will permanently alter the front yards
- Eagan has not approved use of City R/W or NEW easements

### Property Value Impact

- Taking up additional front yard space and potentially removing large shade-providing trees could result in a permanent diminution of value

### ROW Costs

- Requires new appraisals, with potential for increased acquisition costs due to severance or construction interference



3

## Phase II – Negotiations



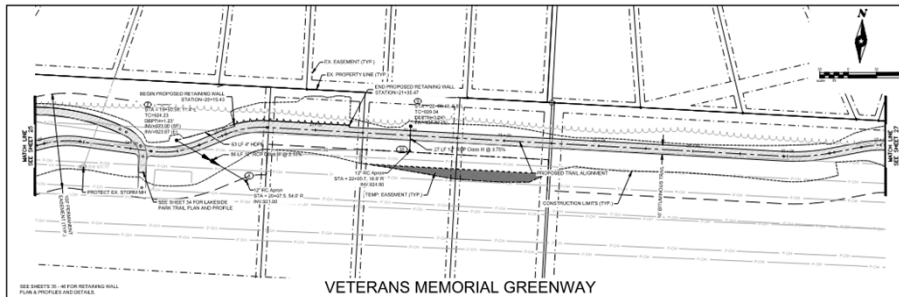
### Summary of VMG Trail Easement Negotiations

	3	4	5
<b>Parcel</b>			
Pacell number	10-44300-01-160	10-44300-01-170	10-44300-01-180
Owner	Jacquelynn and Scott Baker	Robert Snyder	Nicole and Chris Medin
Perm Easement (sq-ft)	6026	6054	6023
Temp Easement (sq-ft)	0	1506	1501
Appraised Value total	\$24,000	\$25,850	\$24,850
<b>First Offer</b>	\$24,000	\$25,850	\$24,850
<b>Property Owners 1st Counteroffer</b>	\$100,000	\$100,000	\$100,000
<b>Owner Concerns</b>	Screening & security	Screening & security	Screening & security
Screening cost	Part of Project Cost	Part of Project Cost	Part of Project Cost
Security cost	\$10,000	\$10,000	\$10,000
<b>Second Offer</b>	\$34,000	\$35,850	\$34,850
<b>Property Owners 2nd Counteroffer</b>	\$100,000	\$100,000	\$100,000

- After directly addressing property owners' concerns with our 2nd offer, the owners remain firm that \$100,000 is their price.
- July 30<sup>th</sup> letter sent informing residents of alignment analysis in front of homes, and 2<sup>nd</sup> offer still being valid. To date, no response to letter, emails or calls.
- Emails to property owners on October 23/October 28 informing residents of alternative alignments in front of homes with anticipated impacts and easement needs

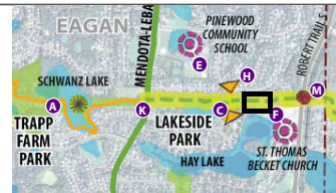
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## Adopted Plan Alignment



### Design Details

- 10' trail, 2' shoulders, slopes of 5% or less, includes 120' retaining wall
- Maintains 130'-150' distance from property decks/patios and homes
- Dakota County and Met Council Regional Trail design compliant
- Design is complete
- Regional Trail Easement recorded on Eagan land. City Donated



### County Board Adopted Alignment

September 2017

### Eagan City Council Resolution of Support

August 2017 (2030 Regional Parks Policy Plan & 2030 Comprehensive Plan compliance)

5

## Birds Eye View – Adopted Alignment



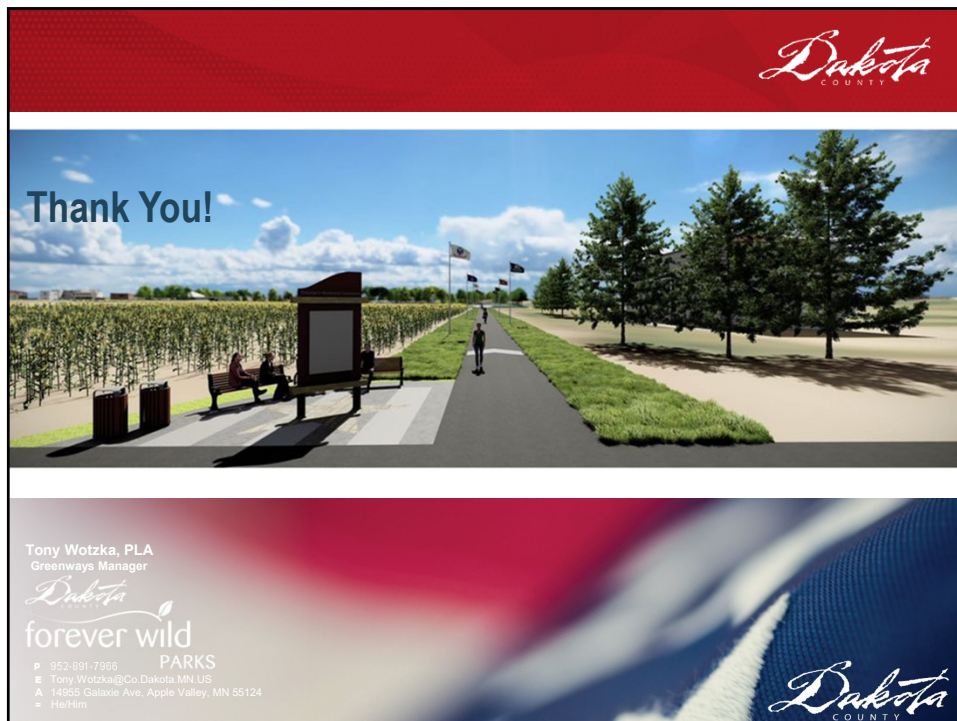
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# Request



# Approval Of Right Of Way Acquisition And Authorization To Initiate Quick-Take Condemnation For Regional Trail Easement For Veterans Memorial Greenway In Cities Of Eagan And Inver Grove Heights, County Project P00147

7



8





# Physical Development Committee of the Whole

## Request for Board Action

Item Number: DC-4571

Agenda #: 5.3

Meeting Date: 12/2/2025

**DEPARTMENT:** Transportation

**FILE TYPE:** Regular Information

### TITLE

**Update And Direction On County State Aid Highway 54 Expansion In Ravenna Township,  
County Project 54-011**

### PURPOSE/ACTION REQUESTED

Provide an update to County leadership on the preliminary design layout for the County State Aid Highway (CSAH) 54 expansion and seek further direction on the potential inclusion of a multi-use trail.

### SUMMARY

To provide a safe and efficient transportation system throughout the County and the region, Dakota County, the City of Hastings, the Prairie Island Indian Community, and Ravenna Township are advancing County Project (CP) 54-011. This project will reconstruct CSAH 54 (Ravenna Trail) from the Hastings city limits to CSAH 68 (200<sup>th</sup> Street E) and includes a planned roundabout at the CSAH 54/68 intersection (Attachment: Location Map). Dakota County is the lead agency, and construction is scheduled for 2030, subject to funding.

County State Aid Highway 54 is a narrow, high-speed, two-lane rural highway with a history of crashes and limited pedestrian infrastructure. The existing roadway lacks turn lanes and standard shoulders, which impacts safety and access. The reconstruction will:

- Replace aging infrastructure
- Improve traffic safety and mobility
- Enhance access to adjacent communities
- Include features such as turn lanes, widened shoulders, culvert replacements, flood resilience improvements, and a roundabout

In addition to these improvements, the County and its partners are evaluating the feasibility of a multi-use trail along CSAH 54. This trail would extend the Mississippi River Greenway to Dakota County's trail system to the southern boundary of Dakota County near Prairie Island with future potential to connect to the downtown of Red Wing. This vision aligns with the Hastings-to-Red Wing Trail Master Plan, developed with Goodhue County in 2009.

County staff provided an initial update to the County Board on May 13, 2025, outlining three preliminary design options:

1. Reconstruction with paved trail

2. Reconstruction without trail
3. Reconstruction with graded (unpaved) trail

The board has requested additional information regarding the cost implications of “benching in” a trail -specifically costs associated with retaining walls, grading and required easements.

**RECOMMENDATION**

Information only; no action requested.

**EXPLANATION OF FISCAL/FTE IMPACTS**

- |  |   |                                |
|--|---|--------------------------------|
| <input checked="" type="checkbox"/> None     | <input type="checkbox"/> Current budget       | <input type="checkbox"/> Other |
| <input type="checkbox"/> Amendment Requested | <input type="checkbox"/> New FTE(s) requested |                                |

**RESOLUTION**

Information only; no action requested.

**PREVIOUS BOARD ACTION**

None.

**ATTACHMENTS**

Attachment: Location Map

Attachment: Presentation Slides

**BOARD GOALS**

- |  |   |
|--|---|
| <input type="checkbox"/> Thriving People                                     | <input type="checkbox"/> A Healthy Environment with Quality Natural Resources |
| <input checked="" type="checkbox"/> A Successful Place for Business and Jobs | <input type="checkbox"/> Excellence in Public Service                         |


**CONTACT**


Department Head: Erin Laberee

Author: Imran Ahmed









## County Road 54 Reconstruction and Mississippi River Greenway Extension Project

# PROJECT UPDATE

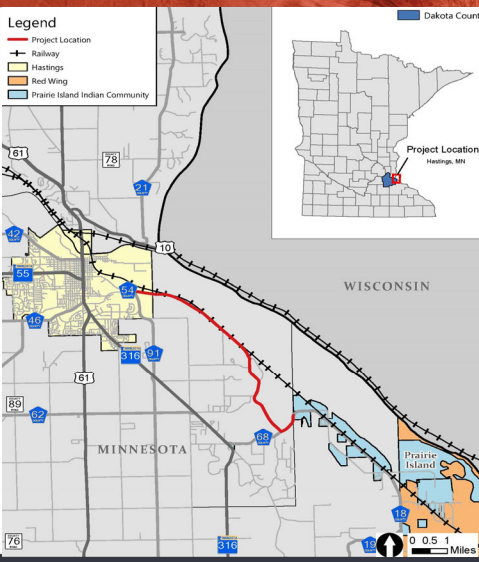
Physical Development Committee  
December 2<sup>nd</sup>, 2025

John Sass  
Transportation Project Manager


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## Scope County Highway 54 Reconstruction

- Reconstruct Roadway & Curves
- Enhance Safety Features
- Upgrade Drainage & Flood Resilience
- Replace Aging Structures
- Multi-Use Trail



County Road 54 Reconstruction Project



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## Project Limits – 18<sup>th</sup> St to Highway 68

### •Crash History:

- ~200 crashes, including 4 fatalities
- 10-years

### •Common Crash Types:

- Single-vehicle run-off-road
- Intersections at CR 91 & CSAH 68

### •Road Deficiencies:

- ~3 miles lack standard shoulders
- 7 of 8 intersections lack turn lanes
- 8 curves don't meet design standards

### •Flood Risk:

- 4 segments below 100-year

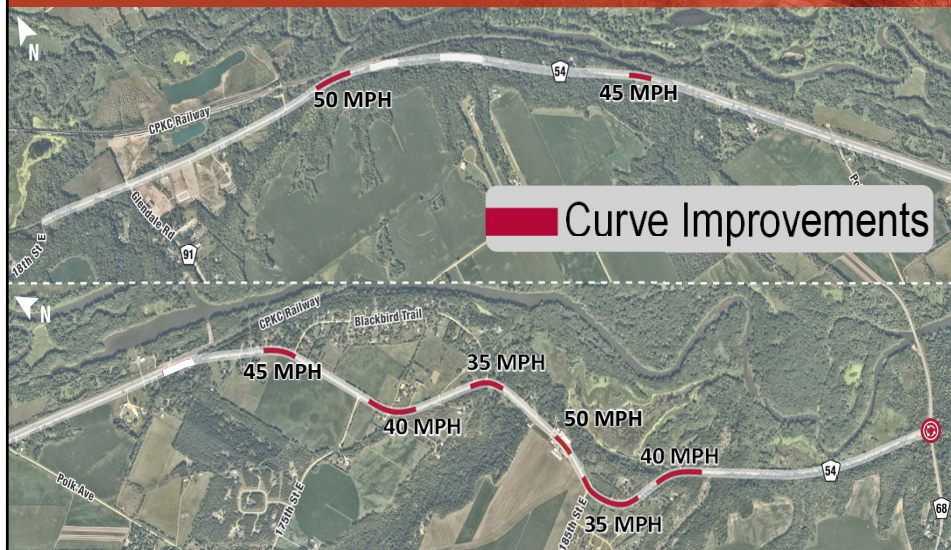


County Road 54 Reconstruction Project

*Dakota*  
COUNTY

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## Project Goals – Curve Improvements



County Road 54 Reconstruction Project

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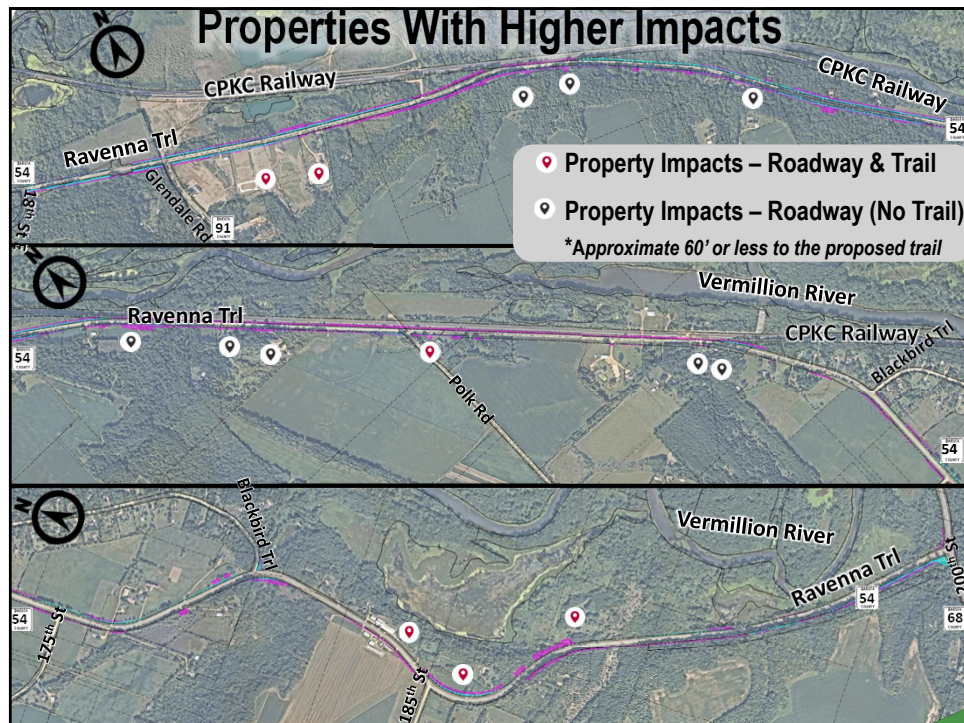
## Project Update - CSAH 54 Expansion

- **Alternatives Evaluation of Ravenna Trail**
  1. Reconstruction of Ravenna Trail only
  2. Ravenna Trail and paved trail
  3. Ravenna Trail and grading for trail (not paved)
  4. Future trail (not graded or paved with Ravenna Trail)
- **Alternative 2 & 3 right of way needs are similar**
  - Right of way is required for each alternative
  - Alternative 3 includes right of way for the trail

County Road 54 Reconstruction Project



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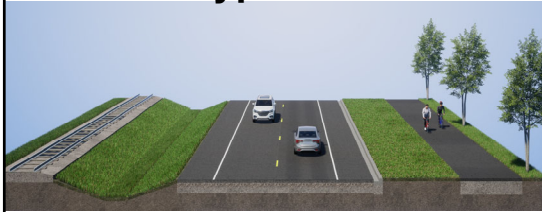
## Curb and Gutter

### Rural Typical Section



- Preferred greenway system
- Trail further from highway
- Requires additional space

### Urban Typical Section



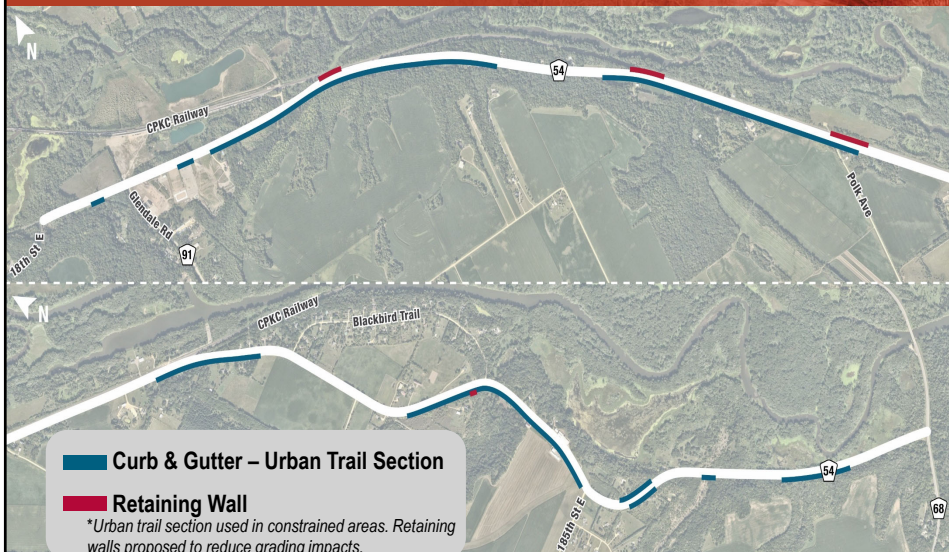
- Curb/gutter on trail side
- Constrained by rail, grading, & ROW

County Road 54 Reconstruction Project



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## Curb and Gutter and Retaining Walls




County Road 54 Reconstruction Project



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Alternatives and Cost				
Evaluation Criteria For Project Goals	1: Road - No Trail	2: Road & Paved Trail	3: Road & Graded Trail	4: Future Trail
ROW Impacts (Acre)	7.1	9.9	9.9	2.8
Impacts < 60' from home (#)	8	14	14	6
Walls Needed (#)	0	4	4	4
Curb & Gutter/Storm Sewer (Miles)	1.3	4.2	4.2	2.9
Wetland Impacts (Acre)	2.1	2.3	2.3	0.2
Meets Greenway Goals for Trail Connectivity	No	Yes	long term	long term
Right of Way Cost	\$2.0 M	\$2.5 M	\$2.5 M	\$0.5 M
Construction Cost	\$25.0 M	\$33.5 M	\$32.2 M	\$8.6 M
Total Estimated Cost Right of Way + Const	\$27.0 M	\$36.0 M	\$34.7 M	\$9.1 M

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Summary Cost Information			
2030 Construction Total Estimated Cost	Paved Trail	Graded Trail	No Trail (Future)
Road Construction	\$27	\$27	\$0
Trail Construction	\$9	\$7.7	\$9.1
Total Construction	\$36	\$34.7	\$9.1
Future Trail Costs 4% Interest	---	Paving	ROW + Grading + Paving
Trail Baseline	---	\$1.3 M	\$9.1 M
+5 years	---	\$1.6 M	\$11.1 M
+10 years	---	\$ 1.9 M	\$13.5 M
County Road 54 Reconstruction Project			

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## Mississippi River Greenway

- Improves multimodal access
- Boosts recreation and economy
- Benefits Prairie Island, Goodhue County, and Red Wing
- Part of MRT / U.S. Bike Route 45
- Enhances regional connectivity

- ✓ MRG to Red Wing via Prairie Island —
- ✓ Routes from 2009 Trail Master Plan
- ✓ Updated with Prairie Island input



County Road 54 Reconstruction Project

*Dakota*  
COUNTY

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## MRG CONNECTION

### Additional Considerations for Trail Construction:

- **Connects to Prairie Island Indian Community**  
*(2025 Letter of Support)*
- **Included in regional trail and park plans**  
*(Supported by Goodhue County & Red Wing)*
- **Builds on Sturgeon Lake Rd bridge**  
*(Trail connections; some segments need maintenance)*
- **Completes 35-mile MRG through Dakota County**  
*(Links to Cannon Valley Trail)*
- **Supports MRT/US Bike Route 45 & e-bike tourism**  
*(Improves grant competitiveness)*

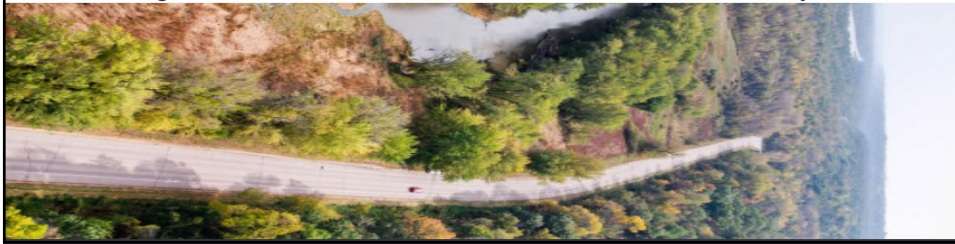
County Road 54 Reconstruction Project

*Dakota*  
COUNTY

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## Project Schedule

- Open House #2: January 2026
- Finalize Preferred Alternative April 2026
- Final Design Contract: June 2027
- 30% - 90% Plans Sept 2027- October 2028
- ROW Map July 2028 – Nov 2028
- ROW Process: July 2028 – June 2029
- Bidding/Award Nov 2029 – February 2030



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## – Discussion

### **Inclusion of the paved trail in County Project 54-011 will:**

1. Enhance corridor safety and functionality
2. Enhance cost efficiency through coordinated construction
3. Minimize future disruption to property owners
4. Advance regional trail and equity goals
5. Provide long-term resilience and accessibility benefits

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# Physical Development Committee of the Whole

## Request for Board Action

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**Item Number:** DC-5105

**Agenda #:** 8.1

**Meeting Date:** 12/2/2025

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Adjournment